

APPROVED

City of York Planning Commission June 17, 2019 Minutes

Members present:

Chairperson Wendy Duda
Arthur Lowry
Ron Parrish
Maria Duncan
Francine Mills

Members absent:

Myra Strickland

Others present:

Planning Director Breakfield
(see sign-in sheet)

Chairperson Wendy Duda called the meeting to order at 3:00 pm.

The first item of business was approval of the draft Minutes from the May 23, 2019 meeting. Upon a Motion by Arthur Lowry, seconded by Ron Parrish, the Commission unanimously approved the draft Minutes as submitted.

The second item of business was a rezoning application for a property at the corner of Alexander Love Highway and Highway 5.

Planning Director Breakfield indicated the following regarding the application:

1. The subject property was originally a portion of the Olde York Square PUD.
2. The Olde York Square PUD vested rights have expired with the zoning reverting back to R15 – Restricted Residential zoning.
3. Representing Mrs. Cook, Lee Broom requested that the property referenced by tax map # 0700101069 be rezoned to HC – Highway Commercial.
4. The Planning Commission (PC) needs to make a recommendation on the matter to City Council.
5. The future land use map calls for intersections around Alexander Love Highway to have mixed use zoning.
6. We have notified the adjacent property owners of this meeting to discuss the rezoning request.

Upon a Motion by Maria Duncan, seconded by Arthur Lowry, the Commission unanimously recommended that the property be zoned PUD – Planned Unit Development.

The third item of business was discussion of development of the potential next phase of Austen Lakes Subdivision on Black Highway adjacent to Wellington Square (an official application has not been submitted).

Planning Director Breakfield indicated the following regarding the application:

1. A conceptual drawing for a proposed townhome development has been submitted for the property referenced by tax map # 0700101071 (an official application has not been submitted).
2. The project must be reviewed through the special exception process via the Board of Zoning Appeals (BZA). To date, the special exception application has not been submitted.
3. Ultimately, the PC will need to review the proposal and staff comments and then make a recommendation to the BZA.

Representing the application, Brandon Pridemore and David Hughes discussed the project concept and requested that the Planning Commission provide feedback. Once received, such feedback would be used to formalize the special exception application and conceptual site plan for the project.

Among other things, by affirmation, the Planning Commission mentioned the following desired project attributes:

- Useable open space
- Rear-fed garages
- Pedestrian friendly
- Density no greater than Independence Park

The applicants indicated that they would take the feedback and work on an official submittal.

The fourth item of business was discussion of the Comprehensive Plan update.

Matt Gallman was present and discussed issues brought up during recent discussion of the Comprehensive Plan draft. He will try to have a final draft proposal for Planning Commission consideration at the July 22nd meeting.

There being no further business, the meeting was adjourned at 4:50 pm.

Respectfully submitted,

C. David Breakfield, Jr. MCP, AICP
Planning Director

cc: File – Planning Commission 6-17-19